



BT&H/HCD/CalHFA Second Annual Conference “City Center Renaissance” a Big Hit

“Bringing it Back Home: City Center Renaissance” The feedback from conference participants indicated the workshops were organized, informative, and met participant expectations. According to Conference attendee evaluations the Business, Transportation and Housing Agency, the Department of Housing and Community Development and the California Housing Finance Agency held their second annual joint statewide housing conference in Los Angeles last December.

Attendees Pleased with Presenters

Nine workshops were categorized into three tracks: Special Needs Issues, Homeownership Issues, and Community Issues. There was a good mix of panelists... “One of the best housing panels I have ever heard!” commented one attendee. “It was nice to hear from an architect, along with the affordable (non-profit) housing developers.” Comments from attendees noted that “Panel presenters seemed to be innovators in their respective field of housing. Spoke about the trends in housing. Thought outside the box regarding affordable housing and gave real life information.”

The luncheon offered an opportunity for attendees to network with HCD and CalHFA housing professionals on various subjects of interest and was an overwhelming success with attendees as well as the conference organizers.

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Assembly Member Alan Lowenthal, 54th Assembly District and Mark Stivers, Chief Consultant to the Senate Committee on Housing and Economic Development representing, Senator Denise Moreno Ducheny, 40th Senate District offered a plenary session centered on the theme of Meeting California’s Emerging Challenges: A Perspective from California Legislators.



Also welcoming the conference attendees to the City of Los Angeles was Sarah Dusseault former Assistant Deputy Mayor of Housing and Homelessness, City of Los Angeles.



Saticoy - LA, \$173.6 Million Awarded through HCD’s Multifamily Housing Program and CalHome Program. Pictured left to right are B,T&H Secretary Sunne Wright McPeak, Los Angeles Mayor Jim K. Hahn, Los Angeles Council Members Eric Garcetti and Tony Cardenas, and HCD Director Matthew O. Franklin at a recent Proposition 46 Awards media event in Los Angeles.

Proposition 46 – Building Better Lives

California Business, Transportation and Housing Agency Secretary Sunne Wright McPeak announced earlier this year the award of \$197.4 million as part of Proposition 46 funds. More than \$173 million were awarded to increase affordable housing opportunities for California’s workforce and their families; and, \$23.8 million to increase affordable housing supply through locally funded housing trust funds.

“Expediting the award of funds provides a significant economic stimulus while addressing a major hurdle for California families and businesses, a severe lack of affordable housing”, said Secretary McPeak, “and, these awards are an excellent example of State and local partnerships at work to overcome barriers: a significant hardship for California families, and business expansion: the severe shortage of affordable housing.”

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Director's Message

Matthew O. Franklin, Director
California Department of Housing
and Community Development



More than a year has elapsed since the passage of the Housing Emergency Shelter Trust Fund Act of 2002, Proposition 46. The California Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) have made over \$600 million in funding available through Notices of Funding Availability and over-the-counter programs. By the end of the last calendar year, HCD initiated Proposition 46 funding for all 17 of its programs.

Business, Transportation and Housing Agency Secretary Sunne Wright McPeak directed the Department of Housing and Community Development to expedite the award of housing bond funds to meet the housing needs of California's workforce and their families, and to stimulate the economy and create jobs.

CalHFA and HCD have committed to moving the money quickly so as to expedite the creation of sorely needed affordable housing and related jobs in California.

We have and will continue to make sound decisions in allocating the funds and look forward to continuing to implement the remainder of the bond proceeds in as an expeditious manner as possible. We made good on that initial commitment by making the first funds available just two months after the bond passed.

To ensure our programs are broadly utilized across the State, we have pursued an aggressive outreach campaign. HCD staff has held dozens of well-attended workshops and trainings in all parts of the State explaining how to apply for funds under the various programs.

The result of this unprecedented outreach has been a strong and deep pool of funding proposals and excellent geographic distribution of the awards, with over 180 communities receiving funding through HCD programs. Of the over \$600 million already available, CalHFA and HCD have awarded over \$450 million and HCD expects to award another \$150 million by the end of July 2004. Awards to date are expected to result in more than 11,400 units of affordable housing and create over 18,800 jobs.

Despite the budget pressures that are impacting all segments of state government, it is our intent to continue a very aggressive award and loan schedule that will expedite the development of affordable housing, shelter for the homeless, and affordable homeownership opportunities throughout the State.

While it was unknown if such a large commitment to affordable housing would be successful, the Proposition 46 passage resulted in the support of 58 percent of the voters who demonstrated the public's desire to address our State's housing crisis with real and substantial resources.

It is our intent to continue to provide updates on our progress, successes and challenges. Check out our website at www.hcd.ca.gov for up-to-date information on fund availability and award announcements.

Thank you all for your support of this fast paced and challenging effort that has, we believe, been highly successful.

From the Secretary's Desk

Sunne Wright McPeak, Secretary
California Business, Transportation
and Housing Agency



One of California's most enduring qualities is its ability to renew itself constantly by offering endless possibilities to those who live, work and make their future here.

As the Secretary for the Business, Transportation and Housing Agency – representing 14 departments, a \$12.4 billion combined budget and 47,000 employees – I want to ensure that each of California's 33 million residents shares in that dream.

We are witnessing a new day in California. As a result, the Agency has a historic opportunity to turn that dream into reality for every Californian. Business, transportation and housing: what could be more fundamental to the state's economy, reckoned as the fifth largest in the world, and to the lives of its individual citizens?

Departments within this Agency build the state's roads and public transportation system, enforce its laws, license its drivers and make its mobility system safer.

We help finance people's homes; regulate banking institutions and the state's booming real estate establishment and, we have a hand in controlling the sales of alcoholic beverages, managing its health care and patients, as well as operating the state government's computer network.

In short, we play a leading role in the diverse set of government functions. Yet, we have one major mission in common: to serve and touch lives of individual Californians. Our Departments include: the California Department of Transportation, California Highway Patrol, Department of Motor Vehicles, Department of Alcoholic Beverage Control, Department of Financial Institutions, Department of Housing and Community Development, Department of Managed Care, Department of Real Estate, Department of Corporations, California Housing Finance Agency, Office of Real Estate Appraisers, California Office of Traffic Safety, Stephen P. Teale Data Center and the Office of Patient Advocate.

Closer to home, there are six departments that play vital roles in financing and in making home ownership an achievable dream for Californians.

The **Department of Housing and Community Development (HCD)** advocates for housing develops building codes for manufactured homes, administers loans and provides information on housing and mortgage financing.

The **California Housing Finance Agency (CalHFA)** helps to provide affordable loans and mortgage insurance to families with moderate incomes.

Sister agencies, the **Department of Real Estate (DRE)** and the **Department of Real Estate Appraisers (OREA)** protect homebuyers, whose homes represent the largest investment they will every make during their lives.

And, the **Department of Corporation** licenses and regulates securities brokers and financial planners, while the **Department of Financial Institutions** oversees state chartered financial institutions.

In part through the effort and cooperation with these departments, California's housing agency will continue to be a bright spot in the state

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City Center Renaissance

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Wayne Bell (Top) Director of Homeownership Programs, California Housing Finance Agency on behalf of Executive Director Teresa A. Parker; made everyone welcome with conference opening remarks. Gold Level Partner Washington Mutual President, Southwest Region, Wayne Bradshaw (Below), made a brief presentation.



BT&H/HCD/CalHFA would like to thank again the following partners and donors for their participation in the 3rd Annual Housing Conference.

Thank You

- Washington Mutual •
- California Building Industry Association •
- California Manufactured Housing Institute •
- Corporation for Supportive Housing •
- Countrywide Home Loans •
- Goldfarb & Lipman •
- Perlman Architects •
- California Redevelopment Association •
- Rural Community Assistance Corporation •
- The San Diego Housing Federation •

Highlights ... and Away We Go!

A bus tour of Downtown Los Angeles Housing with Landmarks featuring adaptive reuse housing, new construction of loft-style apartments and luxury conversions. This tour was arranged by the Office of Los Angeles Mayor James K. Hahn and was guided by Hal Bastion of the Downtown Center Business Improvement District.

A walking tour of Homeless Services and Transitional Housing featured a visit to Skid Row and a stop at the Downtown Women's Center. The walking tour was arranged by the Southern California Association of Non-Profit Housing.

The third tour was an Affordable Housing Tour that traveled by van through downtown Skid Row to the Mary Andrews Clark residence, a major rehabilitation of a historical building located outside of the downtown area. This 7-mile van tour was arranged by the Southern California Association of Non-Profit Housing.

From the Secretary's Desk

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economy. It works with local and regional transportation connecting affordable housing to jobs through a network of roads, rail and public transportation.

However, we must do more. In concert with regional planners, state transportation and housing planners can work together to establish "livable" and sustainable communities – where vehicles, public transportation, bicycles and pedestrians have a place in making neighborhoods stronger, safer and more enjoyable.

Each of the Agency departments have unique responsibilities. But they have a number of factors in common. Each one of them plays a unique role in making California safer, more efficient and stronger. Every one is key in building up California's aging infrastructure – estimated to need as much as \$100 billion in rehabilitation. And all play a part in building the state's economy and making the state a magnet to the rest of the nation and the world.

Proposition 46

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Awards were made through three different HCD programs:

- The streamlined and successful Multifamily Housing Program (MHP) provides funding for affordable rental housing for working families, the elderly and disabled and other special needs populations. Eligible costs include developing the housing units, and space for child care, after school care and social services facilities linked to the assisted housing unit. Applicants are local public entities, for profit and non-profit corporations, limited housing cooperatives, Indian reservations and rancherias and limited partnerships.
- The CalHome Program awards funds to local governments and non-profit organizations to promote homeownership opportunities for first-time homebuyers through acquisition of new or resale homes. CalHome funds also help existing lower income homeowners maintain homeownership through the rehabilitation of their existing homes.
- The new Local Housing Trust Fund Program encourages and supports innovative local entities that have identified and committed sources of funds not traditionally used in the development of affordable housing. To promote this strategy, the program awards funds to high performing existing local trust funds and newly established funds. (A local housing trust fund is a public or joint public and private partnership created to receive on-going revenues for affordable housing production. Local revenues supporting the fund can include commercial impact fees, ongoing fundraising, or local taxes such as a Transient Occupancy Tax, as well as local governments' general funds. State funding awarded to the trusts must be used for the development of affordable rental housing).

Local Economies to Benefit

Information from the National Association of Homebuilders indicates that every 1,000 single-family homes generate 2,448 full-time jobs and 1,000 multifamily units generate 1,030 full-time jobs in construction and construction related industries. In the first 12 months after purchasing a newly built home, owners spend an average of \$6,500 to furnish, decorate, and improve it. Wages and spending therefore create revenue and jobs for local economies.

Editor's Note: Sunne Wright McPeak was recently appointed as the Business, Transportation and Housing Secretary. Wright McPeak has a long and impressive record of government service, having been a member of the Contra Costa Board of Supervisors for more than 15 years. Most recently, she served as President and Chief Executive Officer of the Bay Area Council. Prior to that, Secretary McPeak served as President and Chief Executive Officer of the Bay Area Economic Forum, a partnership formed in 1988 by the Bay Area Council and the Association of Bay Area Governments to facilitate public-private collaboration for promoting the regional economy.

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